
Z-2465
RICK & MARJO DOYLE
R1B To R2U

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, who are also the owners, are requesting a rezone from R1B to R2U for an existing single-family home and detached garage with an apartment above located at 821 South 12th Street. Petitioner has indicated that the detached garage and single-family home will be joined by a roofed and walled addition effectively making a duplex. The site is located in Lafayette, Fairfield 28 (SW) 23-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

This site and all surrounding land is zoned R1B, single-family residential.

AREA LAND USE PATTERNS:

The site in question has a single-family home with an attached 2-car garage; adjacent to the house is a detached 2-car garage with a living unit above. According to petitioners, the previous owner constructed this apartment above the garage many years ago. In fact the current tenant of the apartment has been living there since 1978.

Surrounding uses are all single-family residential.

TRAFFIC AND TRANSPORTATION:

The subject property is located at the northeast corner of S.12th and Adams Streets, both classified as urban local roads.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City sewer and water serve the site and no buffering is required.

STAFF COMMENTS:

According to petitioners, a previous owner converted the space above the garage to an apartment sometime in the 1970's. In fact, the current tenant has leased the space since 1978. Two primary uses on the same lot are not permitted today by the ordinance. However, if this rezone is approved petitioner will join the house with the attached garage and apartment, effectively creating a legal duplex.

This area of Lafayette, roughly bound by Kossuth, Highland Park, 18th Street and Teal Road is, for the most part, solidly zoned R1B. Even though the converted garage has existed for over 30 years, staff has a concern with introducing a higher density zoning district in this otherwise stable collection of neighborhoods. Rezoning this corner lot to

R2U could likely set a trend for other rezoning applications. Additionally, the lot width requirement for R2U zoned property is 60' and petitioner's lot appears to be less than 50' wide. If this rezone is approved petitioner will need to seek a lot width variance from the Lafayette Division of the Area Board of Zoning Appeals before permits are issued to join the garage and the house. If this request is denied by the Board and City Council petitioner will still be able to utilize the two dwellings as they have existed.

STAFF RECOMMENDATION:

Denial